

# STATEMENT OF SCOPE

Department of Commerce

Rule No. : Chs. Comm 20-25 [UDC-05]

Relating to: Uniform (1-2 Family) Dwelling Code

## Part 1. Description of the objective of the rule.

The Uniform Dwelling Code establishes statewide uniform construction and inspection rules for one- and 2-family dwellings.

The statutes require the department to review the rules of the Uniform Dwelling Code every two years. The department is required to revise the rules after consultation with the Uniform Dwelling Code Council, which is appointed by the Governor. The code update being scoped herein is expected to be implemented in April 2005.

The objective of the rule is to have a clearly understood code that reflects application of current construction and remodeling practices, products, standards, model codes, and materials.

## Part 2. Description of existing policies relevant to the rule and of new policies proposed to be included in the rule and an analysis of policy alternatives.

- (a) **Existing policies.** The Uniform Dwelling Code, chapters Comm 20-25, establishes statewide uniform construction and inspection rules for one- and 2-family dwellings. To ensure the health, safety and welfare of Wisconsin citizens using and residing in one- and 2-family dwellings, the code and adopted standards must be viable and current.
- (b) **New policies.** This code review will identify potential code revisions necessary to:
  - Address code requirement clarity problems that have been discovered since the last code review.
  - Reformat and update ch. Comm 20 to clarify administrative requirements.
  - Update design and construction requirements for foundations, roofs, ceilings, and masonry walls.
  - Address water resistance requirements for foundation walls and roof coverings.
  - Clarify issues relating to insulation R-values and vapor retarder placement.
  - Address code requirements relative to safety, health, and welfare which are substantially different from the national model building codes.
  - Address other issues as approved by the Office of the Secretary.
- (c) **Analysis of policy alternatives.** The department has identified the following alternatives:
  - The Department could leave the code as written. However, the Department believes that using the code as it stands now would leave designers, builders and local inspectors unsure of how to comply with the code, and unaware of how newer materials and standards should be regulated and applied. This alternative conflicts with s. 101.63(5), Stats.

- The Department could, after consulting with the council, adopt current standards, correct code clarity problems, incorporate code interpretations that have developed since the last code change, incorporate new construction practices, products, standards or materials, and incorporate new code requirements into the next code package. These proposed changes would fulfill the objective of protecting public health, safety and welfare. The Department recommends this alternative.

**Part 3. Statutory authority for the rule.**

Applicable sections of Wisconsin Statutes:

101.60	Establishes statewide construction standards for 1-2 family dwellings
101.63	Requires department to establish standards for construction and inspection
101.63(5)	Requires department to biennially review rules
101.64(3)	Permits department to revise rules after consulting with UDC council
101.70	Establishes statewide standards for manufactured 1-2 family dwellings
101.73	Requires department to establish standards for construction and inspection
101.73(8)	Requires department to biennially review rules
101.74(3)	Permits department to revise rules after consulting with UDC council

**Part 4. Estimate of the amount of time necessary to develop the rule.**

The following is the estimated work time between 12/02 and 4/05 that staff will be involved in these code change issues.

Dwelling code council meetings -	Average of 40 hr. x 8 meetings	=	320 hr.
Code topics research, language drafts -		=	400 hr.
Hearings, responses, revisions, etc. -		=	240 hr.
Environmental assessment -		=	20 hr.
Total			= 980 hr.

Approved for publication in the Wisconsin Administrative Register at Madison, Wisconsin, this date:

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DEPARTMENT OF COMMERCE

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Secretary

Approved for implementation at Madison, Wisconsin, this date: \_\_\_\_\_

DEPARTMENT OF COMMERCE

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Secretary